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Richmond Road, Calne SN11 9UW

Price Guide £575,000



Welcome to Richmond Road, Calne. A true one of a kind five bedroom detached home situated on the popular Lansdowne estate to the north of the market town of Calne, Wiltshire. Built in 1998, this property is the ex show home and therefore has a substantial plot which provides plenty of parking, tucked away behind electric gates alongside the double garage. The property has been perfectly designed to offer a great mix of modern living with practicality, which is evident over the three floors. The open plan kitchen / dining room creates a great space for entertaining, with separate living areas provided through the living room and conservatory. With four bedrooms to the first floor, two of which with ensuites means all of the family have their own retreat. The main bedroom to the second floor is a full suite with a walk in wardrobe and it's own ensuite. The space this home offers really does have to be seen to be appreciated, contact sole selling agent Atwell Martin to arrange your viewing today.

### Location

Calne, the 'Town of Discovery' is situated in the heart of the Wiltshire countryside. The town retains many buildings of historical interest, including St Marys, a beautiful example of a 12th Century Parish Church. Modern day Calne benefits from a weekly market and various sports and leisure facilities. There is also a selection of shops and supermarkets, a library, public and private schooling for all ages. Just outside the town is the village of Cherhill. Here you will find Wiltshire's most dramatic White Horse carved on the chalk hillside below an ironage fort. A short drive away are the UNESCO Word Heritage Sites of Avebury, Silbury Hill, Stonehenge, Lacock Abbey and the Georgian City of Bath. A couple of miles away is Bowood House with beautiful gardens and luxury Hotel, Spa and Golf Resort.

There is good access to Bristol, Bath and Swindon thanks to the A4 and M4 and in the nearby town of Chippenham there is an excellent mainline service to London for commuters









## Accommodation

Ground floor comprising: entrance hallway, wc, dual aspect living room with gas fireplace and french doors into the conservatory, home office, open plan kitchen / diner with a variety of wall and base units. Integrated dishwasher, single oven, microwave, induction hob and extractor. Space for an American style fridge / freezer, washing machine and tumble dryer. Modern breakfast bar. French doors into rear garden.

The first floor is home to four bedrooms, two of which have the benefit of ensuite shower rooms. Separate family bathroom with jacuzzi bath and built in TV.

The second floor has been made into a relaxing haven and is the perfect bedroom suite with a built in surround system, walk in wardrobe and ensuite shower room.

## Externally

The rear garden has been carefully designed to be low maintenance and offers multiple patio areas as well as an astroturf section. Block driveway provides private parking behind electric gates for multiple vehicles.

Detached double garage which is currently being used as a games room with spot lighting, tiled flooring and electric doors. The attic space has been fully boarded to create additional storage space.

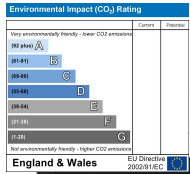
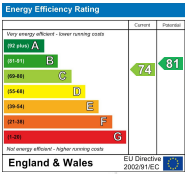












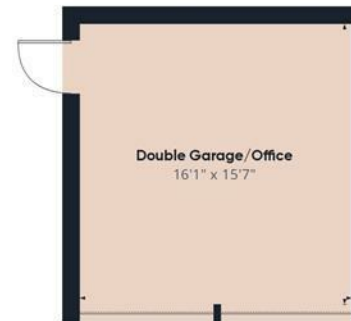
Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2



Approximate total area<sup>(1)</sup>

2017.26 ft<sup>2</sup>

Reduced headroom

16.33 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360





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